Anasuya

ECO-HABITAT

OFF THE EAST COAST ROAD, CHEYYUR

ANASUYA ECO-HABITAT

Experience the slow life.

A farm-forest community on the Tamil Nadu coast, where homes are held lightly by land, water and old trees.

ANASUYA



Representative landscape photograph

THE LAND

A place that was given *time* to grow.

Anasuya began as a working farm. For nine years the land has been planted, watered and left to mature, and today it holds more than a thousand native trees, ponds that fill in the rains and open fields that have been tended season by season.

The homes here are being set into that landscape, so each one begins with shade, birdsong and a view that already exists.

9
years of growing

70
acres of land

1,000+
native trees

90 km
from Adyar, Chennai



Artist's impression

CHAPTER ONE

Location

OFF THE EAST COAST ROAD

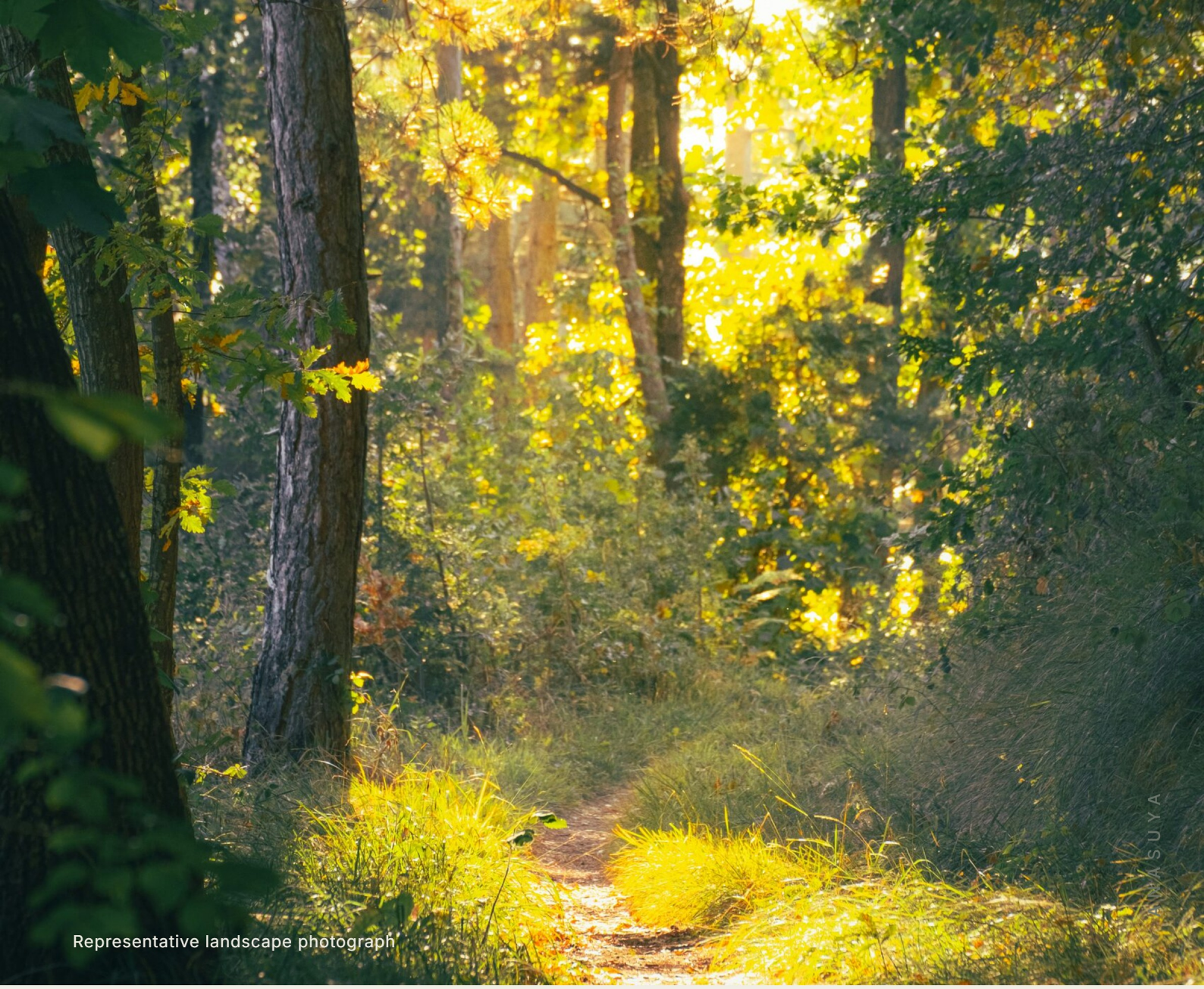
Ninety kilometres south of Chennai, *a world apart.*



NEARBY	
Cheyyur market	2 km
Government hospital	3 km
Odiyur Lake	5 km
Vedal Shiva Temple	9.4 km
TTDC boat house	12.5 km
Vilambur Beach	13 km

FURTHER OUT	
Alamparai Fort	13 km
Melmaruvathur station	25 km
Mahabalipuram	45 km
Pondicherry	60 km
Adyar, Chennai	90 km
Chennai airport	93 km

Distances are approximate road distances from the site.



Representative landscape photograph

THE FOOD FOREST

Layers of *shade* and harvest.

Tall native trees give canopy, fruit trees fill the middle, and vegetables and herbs grow beneath. The result is a working landscape that cools the air and feeds the people who live in it.

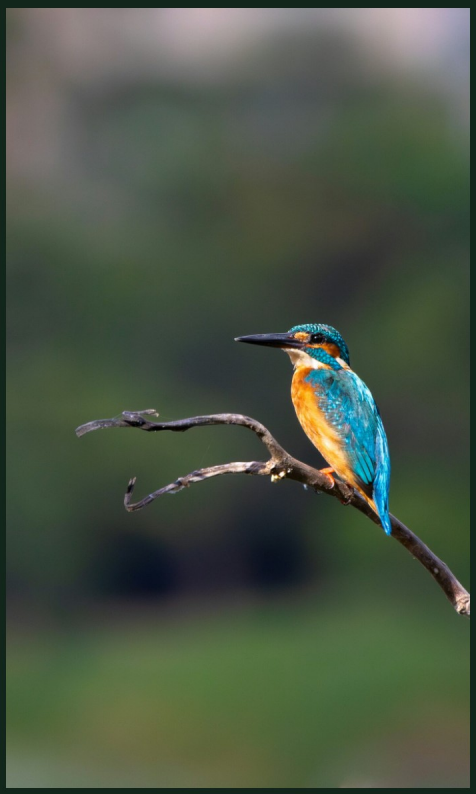
A forest walk is being built through the older plantings.

WATER AND BIRDS

The ponds bring *the birds.*

Spot-billed pelicans, little cormorants and three kinds of kingfisher live around the backwaters all year. Each winter, flamingos arrive at Odiyur Lake, 5 km away.





ANASUYA

Representative wildlife photographs

AMENITIES

Shared spaces, *delivered in phases.*

Wellness centre	
Community centre	
Farm school	
Permaculture gardens and small dairy	
Courtyard and lily pond	
Bird nesting zone	
Fishing ponds	BEING BUILT
Forest walk	BEING BUILT
Gated entry, fencing and 24/7 security	

Amenities are delivered in phases. Items marked as being built are under construction.

LIFE AT ANASUYA

Slow mornings, *long evenings.*



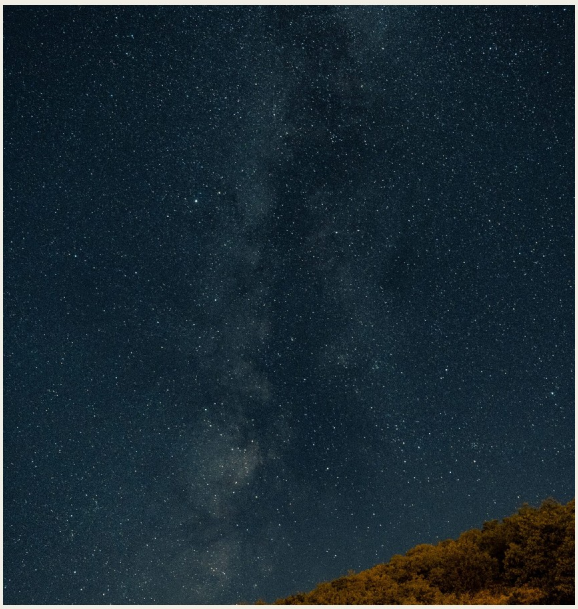
Harvest from the garden.



Yoga and quiet practice.



Evenings by the fire.



Dark skies for stargazing.

Representative photographs.

CHAPTER TWO

Homes

THE ROUND COTTAGE

Built low, *built round.*

An RCC frame with a brick and clay-tile finish, set within its own private land. Each cottage is planned around a verandah and a shaded garden, so the outdoors is part of the living space.



Indicative floor plan. Dimensions and layout may change in final drawings.



Artist's impression



Interior mood, representative photograph

HOMES AND PLOTS

Three ways to *live on the land.*

Cottage with private land	LAND 2,100 sq ft	BUILT-UP 900 sq ft	FROM ₹45 lakh
2 BHK villa	LAND 4,800 sq ft	BUILT-UP 1,500 sq ft	FROM ₹90 lakh
3 BHK double villa	LAND 9,600 sq ft	BUILT-UP 3,000 sq ft	FROM ₹2 crore

Price includes land, construction, landscaping and utility connections. RCC frame, brick and clay-tile finish. Each buyer receives an individual plot with its own sale deed and land record.

PLOTS AND LARGE ESTATE PLOTS

Residential plots and six large estate plots, from about 0.9 to 1.4 acres, are also available at Anasuya. Prices are up for discussion, so please ask us for current availability.

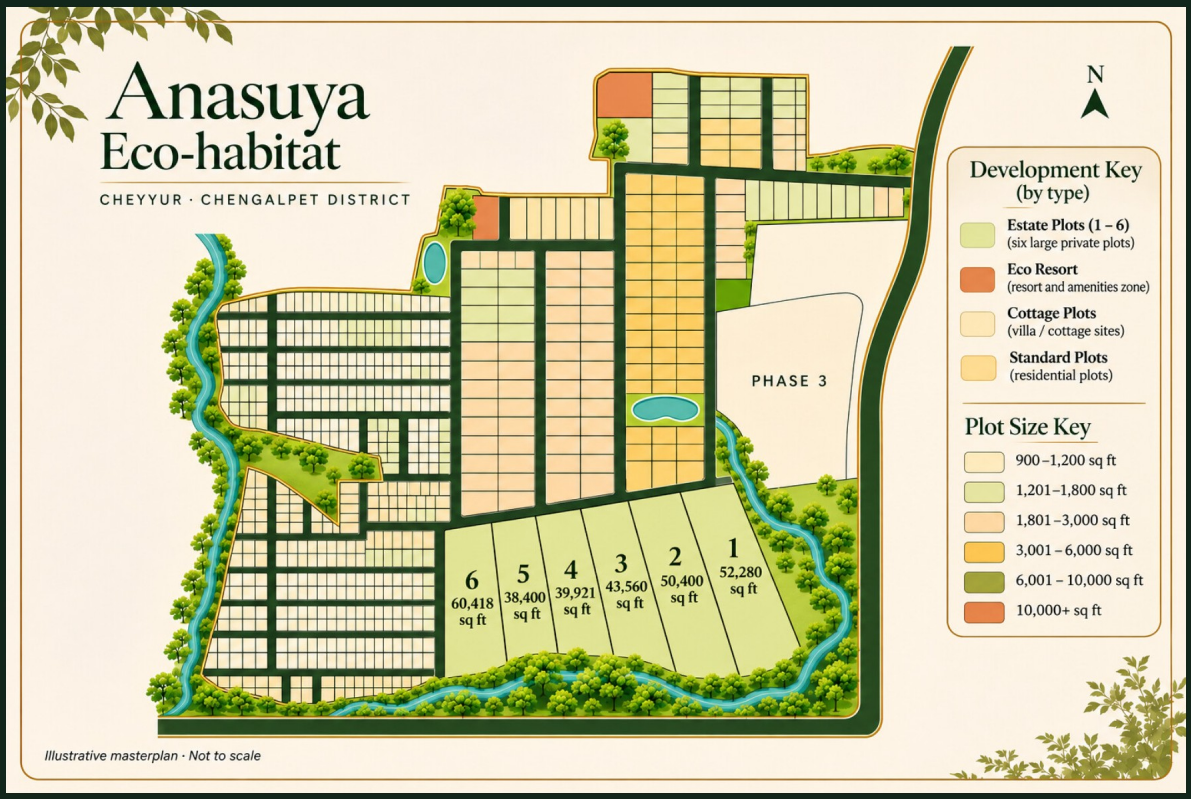
BOOKING AND APPROVALS

Booking amount ₹2 lakh, with a construction-linked payment plan. DTCP approved. RERA exempted.

Prices are valid through Q1 2027 and are starting prices. Stamp duty, registration, legal fees and other charges are extra. Please see the price list for details.

MASTERPLAN

Seventy acres, *laid out gently.*



Illustrative masterplan, not to scale.

70
acres in total, with about 50 laid out as plots

28%
of the land given to internal roads

60 ft
tar road leading to the main gate

Six large estate plots lie along the southern stream edge, described on the next page. Phase 3 is planned for a later stage.

ESTATE PLOTS

Six estates, *each with its own character.*

Six large private plots sit along the southern stream edge. Prices are up for discussion. Landscape concepts below are suggestions and may be adapted.

1	Tropical Garden Estate 52,280 sq ft	Flowering and fragrant planting, private lawn, outdoor seating and a compact water feature.
2	Orchard Estate 50,400 sq ft	Mango, guava, jamun, chikoo and other locally suitable fruit trees, with a kitchen garden and shaded hammock space.
3	Water Garden Estate 43,560 sq ft	A small planted pond or reflecting pool, aquatic plants, a deck and tropical shade planting.
4	Wellness Estate 39,921 sq ft	An open-air yoga pavilion, medicinal and aromatic planting and quiet seating.
5	Farm Estate 38,400 sq ft	Kitchen garden, fruit trees, a creeper pergola, a family lawn and a composting area.
6	Woodland Estate 60,418 sq ft	Denser native tree planting, informal woodland paths, clearings and bird-friendly species.

SHARED STREAM-SIDE CORRIDOR

The southern stream edge is the shared landscape of the estates: a continuous planted buffer, a modest pedestrian trail set back from sensitive areas, and a birdwatching and viewing point only where ecologically appropriate.

Riparian planting *Pedestrian trail* *Bird habitat* *Rain gardens*

Plot sizes as shown on the illustrative masterplan. Final areas are as per the sale documents.

VISIT

Walk the land *with us.*

Site visits are by appointment. Please give us 24 hours' notice so the team can be on the land to meet you.

Scan to open anasuya.life

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ANASUYA

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